

PARCEL NO 1
BEGINNING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 14 SOUTH,
RANGE 15 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA
COUNTY, ARIZONA, SOUTHWEST NORTHEAST CORNER BEING THE INTERSECTION OF
SPEEDWAY AND HARRISON ROAD, THENCE SOUTH 00°11' EAST A DISTANCE OF
403.99 FEET TO A POINT, THENCE SOUTH 89°49' WEST A DISTANCE OF 40.00 FEET TO
THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF
LOT 1, AMENDED HARRISON ESTATES, AS RECORDED IN THE OFFICE OF THE
PIMA COUNTY RECORDER, BOOK 8 OF MAPS AND PLATS, AT PAGE 60 THEREOF,
THENCE NORTH 46°21' WEST A DISTANCE OF 19.22 FEET TO A POINT,
THENCE NORTH 75°38' WEST A DISTANCE OF 19.22 FEET TO A
POINT, THENCE NORTH 29°20' WEST A DISTANCE OF 31.38 FEET TO A
POINT, HEREINAFTER REFERRED TO AS POINT "A",
THENCE SOUTH 89°49' 00" WEST A DISTANCE OF 26.90
FEET TO A POINT, THENCE NORTH 00°11' 00" WEST A DISTANCE OF 51.62
FEET TO A POINT, THENCE NORTH 29°20' WEST A DISTANCE OF 17.36 FEET TO A
POINT, THENCE NORTH 89°49' 00" EAST A DISTANCE OF 167.34 FEET TO A POINT,
THENCE SOUTH 00°11' EAST A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF
BEGINNING,

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1,
THENCE NORTH 45°21' WEST A DISTANCE OF 48.52 FEET TO A POINT,
THENCE NORTH 00°11' WEST A DISTANCE OF 136.40 FEET TO A POINT,
THENCE NORTH 89°59' EAST A DISTANCE OF 35.00 FEET TO A POINT,
THENCE SOUTH 00°11' WEST A DISTANCE OF 170.00 FEET TO THE POINT OF
BEGINNING (SOUTHEAST CORNER LOT 1)

BEGINNING AT SAID POINT "A", THENCE SOUTH 89°49' WEST A DISTANCE OF 28 90 FEET TO A POINT, THENCE NORTH 00°11' WEST A DISTANCE OF 51 82 FEET TO A POINT, THENCE SOUTH 29°20' EAST A DISTANCE OF 59 44 FEET TO THE POINT OF BEGINNING (POINT "A") SAID EXCEPTION BEING WITHIN LOT 2, OF SAID AMENDED HARRISON ESTATES.

PARCEL NO 2
AN UNLIMITED EASEMENT OVER AND ACROSS THE EAST 35 FEET OF SAID LOT 1,
AMENDED HARRISON ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA RECORDED IN
BOOK 8 OF MAPS, PAGE 60, FOR INGRESS AND EGRESS FOR ALL PURPOSES WITH
THE RIGHT TO PAVE, BLACK-TOP, OR OTHERWISE IMPROVE THE SAME AT
GRANTEE'S COST AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 5805,
PAGE 462

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 6 00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER BEARS SOUTH 0°32'12" EAST, 1325 62 FEET, THENCE SOUTH 00°32'12" EAST, 322 37 FEET, THENCE NORTH 90°00'00" WEST, 75 06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARRISON ROAD ALSO BEING THE POINT OF BEGINNING

THENCE NORTH 90°00'00" WEST, 3.76 FEET, THENCE NORTH 84°50'07" WEST, 17.29 FEET TO A POINT HEREIN KNOWN AS POINT "A", THENCE NORTH 84°50'07" WEST, 12.07 FEET TO THE POINT OF TERMINUS

TOGETHER WITH A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE
OF THE FOLLOWING DESCRIBED CENTERLINE.

THENCE NORTH 00°03'15" WEST, 77.57 FEET, THENCE SOUTH 89°33'54" WEST, 44.43 FEET TO THE POINT OF TERMINUS

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH,
RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY
ARIZONA, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER BEARS SOUTH 0°32'12" EAST, 1325.62 FEET, THENCE SOUTH 00°32'12" EAST, 322.37 FEET, THENCE NORTH 90°00'00" WEST, 75.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARRISON ROAD, THENCE NORTH 90°00'00" WEST, 3.76 FEET, THENCE NORTH 84°50'07" WEST, 17.29 FEET, THENCE NORTH 00°03'15" WEST, 77.57 FEET, THENCE SOUTH 89°33'54" WEST, 44.43 FEET TO THE POINT OF BEGINNING

THENCE NORTH 00°26'06" WEST, 7.24 FEET, THENCE SOUTH 89°33'54" WEST, 14.00 FEET, THENCE SOUTH 00°26'06" EAST, 14.00 FEET, THENCE NORTH 89°33'54" EAST, 14.00 FEET, THENCE NORTH 00°26'06" WEST, 6.76 FEET TO THE POINT OF BEGINNING

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH,
RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY
ARIZONA, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE
SOUTHEAST CORNER OF SAID NORTHEAST QUARTER BEARS SOUTH 6°32'12" EAST,
1325.62 FEET. THENCE SOUTH 00°32'12" EAST, 322.37 FEET, THENCE NORTH 60°00'00"
WEST, 75.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARRISON ROAD,
THENCE NORTH 90°00'00" WEST, 3.76 FEET. THENCE NORTH 84°50'07" WEST, 17.29
FEET, THENCE NORTH 84°50'07" WEST, 12.07 FEET, THENCE SOUTH 05°09'49" WEST,
6.00 FEET, TO THE POINT OF BEGINNING

THENCE SOUTH 05°08'37" WEST, 10.32 FEET, THENCE SOUTH 75°59'12" EAST, 17.23 FEET, THENCE SOUTH 46°45'06" EAST, 6.17 FEET, THENCE NORTH 90°00'00" EAST, 9.26 FEET, THENCE NORTH 00°00'39" WEST, 16.01 FEET, THENCE NORTH 84°50'10" WEST, 29.67 FEET TO THE POINT OF BEGINNING



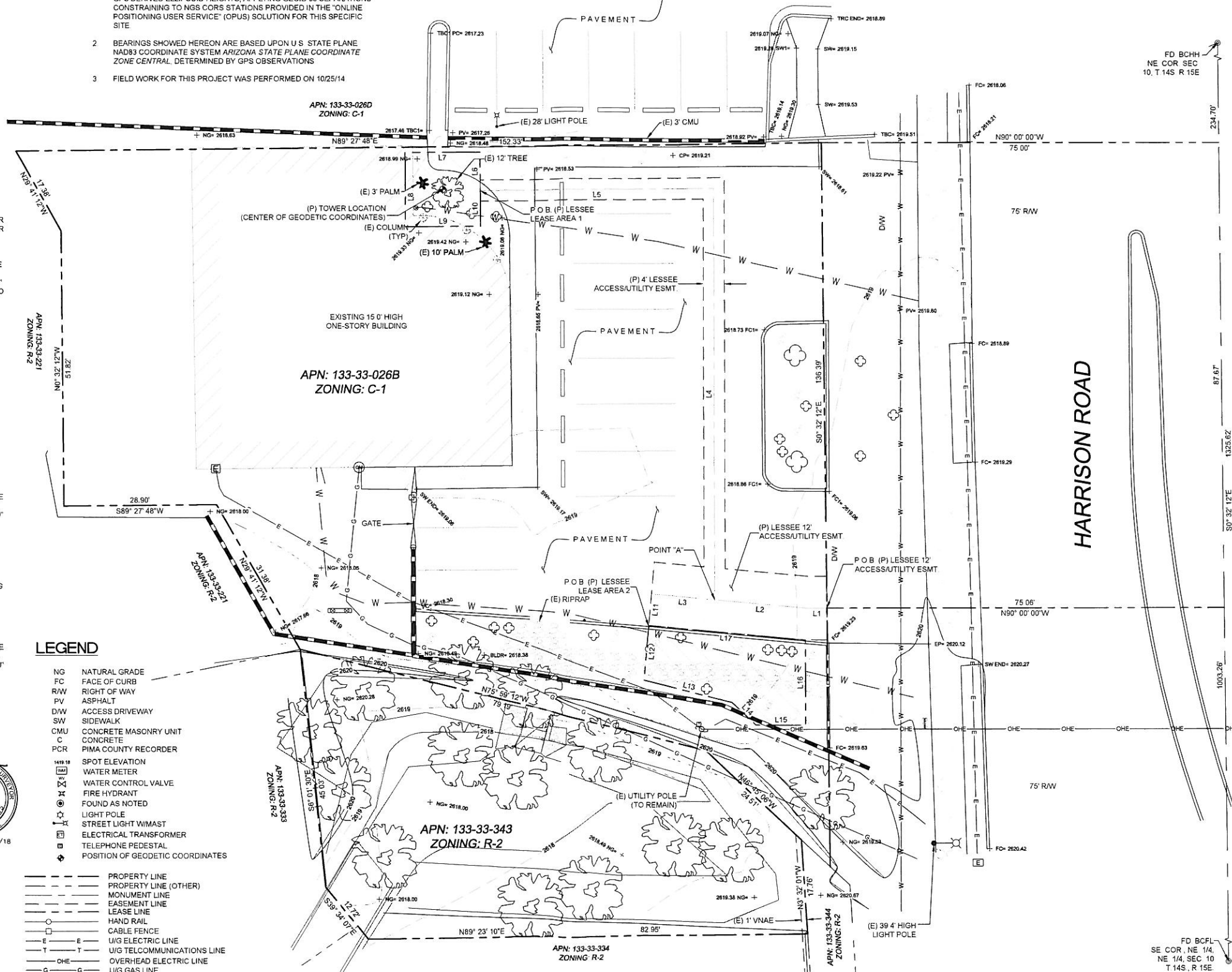
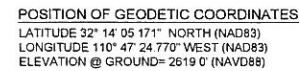
(IN FEET)
1 inch = 10 ft

- 1 ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE
INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY. ORDER
NO. 21401575 EFFECTIVE DATE 04/07/2014
- 2 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO
DETERMINE ANY DEFECT IN TITLE
- 3 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD
INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF
THE PROPERTY.
- 4 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR
THEIR LOCATIONS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND
DEVELOPER TO CONTACT BUREAU OF STATE AND ANY OTHER INVOLVED
AGENCY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY
OF THE CONTRACTOR.

4	AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM AND ASSOCIATED MATTERS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 111 OF MISCELLANEOUS RECORDS, PAGE 263 (NOT PLOTTED - ILLEGIBLE)
5	EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 8 OF MAPS AND PLATS, PAGE 60, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) (REFERENCED HEREIN)
6	AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 63, PAGE 438 (NOT PLOTTED - NO DEFINED DESCRIPTION)
7	AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM AND ASSOCIATED MATTERS AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 4490, PAGE 302 (NOT PLOTTED - ILLEGIBLE)

- 1 ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAV88) ESTABLISHED FROM
GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS
2 TO THE NAV88 DATUM. THE DATUM IS PROVIDED IN THE ONLINE
POSITIONING USER SERVICE (OPUS) SOLUTION FOR THIS SPECIFIC
SITE
- 3 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE
NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE
ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS
- 3 FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/25/14

LINE TABLE		
LINE	LENGTH	BEARING
L9	14 00	N89° 33' 54"E
L10	6 76	N0° 26' 06"W
L11	6 00	S5° 09' 49"W
L12	10 32	S5° 08' 37"W
L13	17 23	S75° 59' 12"E
L14	6 17	S48° 45' 06"E
L15	9 26	N90° 00' 00"E
L16	16 01	N0° 00' 39"W
L17	29 67	N84° 50' 10"W



APN: 133-33-221
ZONING: R-2

SEE ENLARGED PLAN
ON SHEET Z-2

APN: 133-33-221
ZONING: R-2

APN: 133-33-333
ZONING: R-2

**NEW MONOPALM SETBACKS
TO PROPERTY LINE**

NORTH ± 8'-0"
SOUTH ± 93'-5"
WEST ± 76'-6"
EAST ± 71'-10"

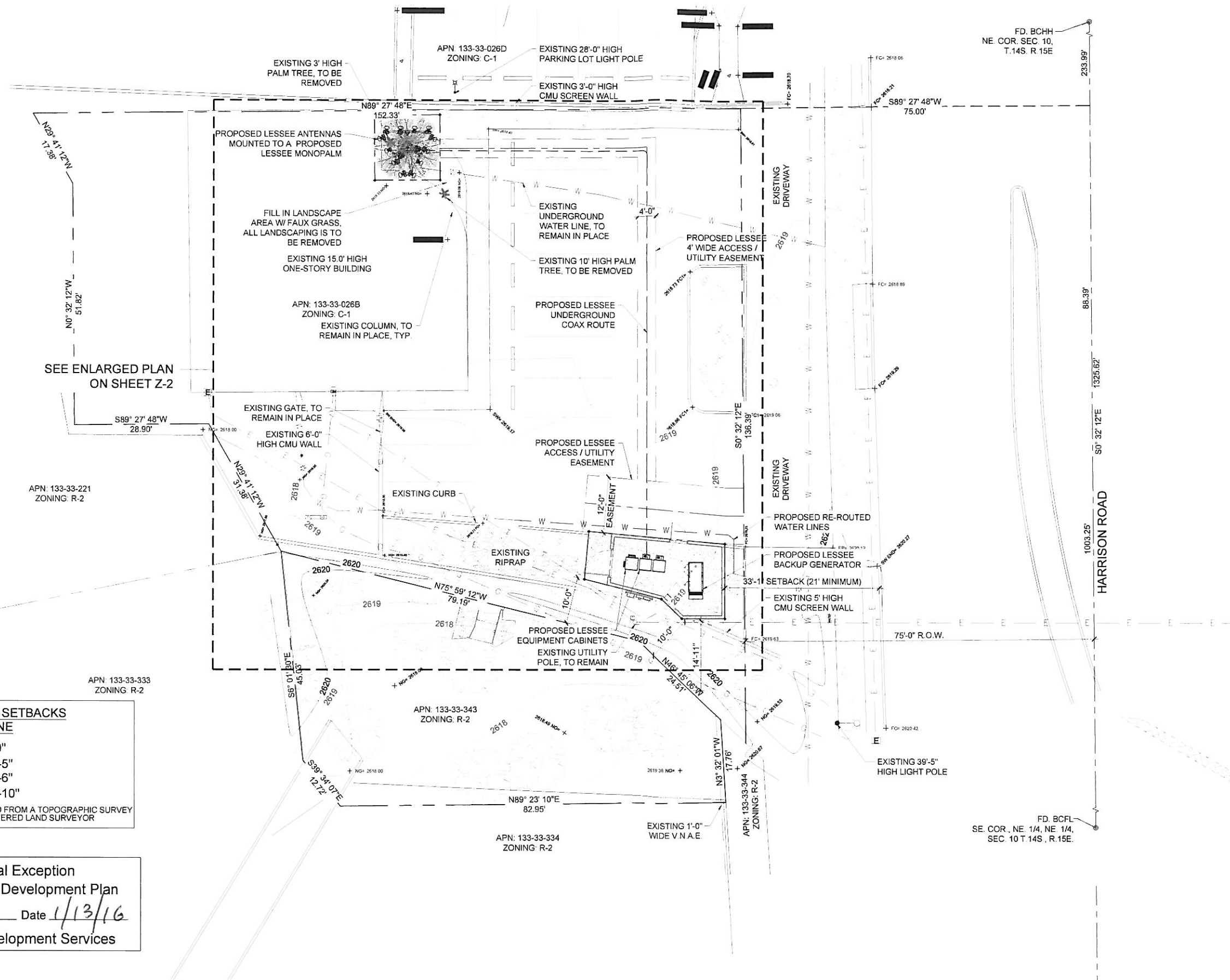
* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY
PERFORMED BY A REGISTERED LAND SURVEYOR



Special Exception
Preliminary Development Plan

S.E. 15-93 Date 1/13/16

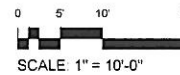
Planning & Development Services



1
Z-1

SITE PLAN

SCALE 1" = 10'-0"



SCALE 1" = 10'-0"

CLIENT

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

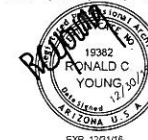
REAL ESTATE SIGNATURE

PLANS PREPARED BY

young design corp

architecture / project management
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PRELIMINARY UNLESS NOTED

NO. DATE DESCRIPTION

1	4/9/2015	PRELIMINARY REVIEW
2	5/1/2015	SUBMITTAL

ARCHITECTS JOB NO.

YDC-5921

PROJECT INFORMATION

TUC_HARRISPEED

1051 N. HARRISON ROAD
TUCSON, AZ 85726

SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-1

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE QTY.	SIZE	TYPE	
ALPHA	10°	41'-0"	-	-	-
BETA	120°	41'-0"	-	-	-
GAMMA	250°	41'-0"	-	-	-
N/A	N/A	41'-0"	2	1-5/8"	6X12 HYBRID CABLE

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH,
UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY
AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR
TO INSTALLING ANTENNAS.

Special Exception
Preliminary Development Plan
S.E. -15-93 Date 1/13/16
Planning & Development Services

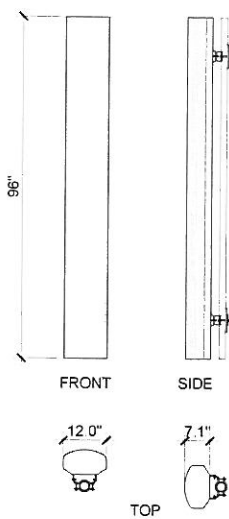
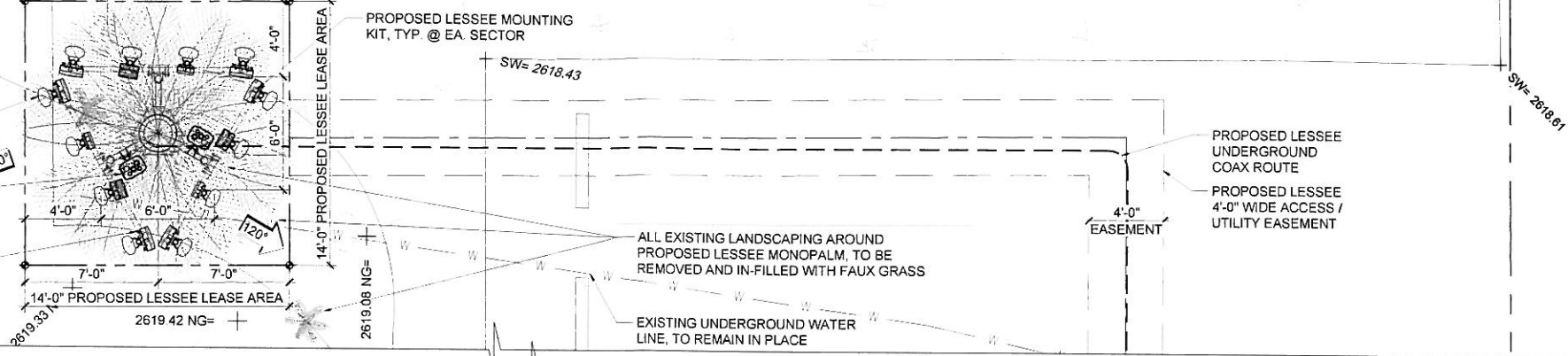
PROPERTY LINE

PROPOSED LESSEE (2) LINES
OF 1-5/8" 6X12 HYBRID CABLE
ROUTED UP PROPOSED
LESSEE MONOPALM

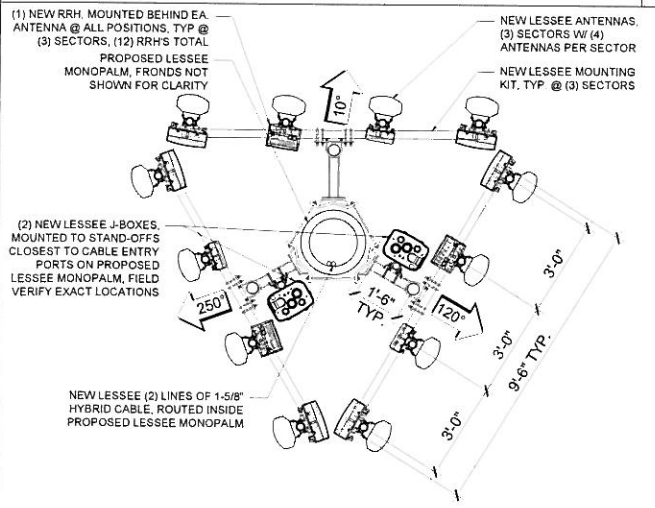
PROPOSED LESSEE ANTENNA'S,
(4) ANTENNAS PER SECTOR,
TYP. @ (3) SECTORS

(2) PROPOSED LESSEE J-BOXES MOUNTED TO
STAND-OFF ARMS, CLOSEST TO CABLE ENTRY
PORT ON PROPOSED LESSEE MONOPALM,
FIELD VERIFY EXACT LOCATIONS

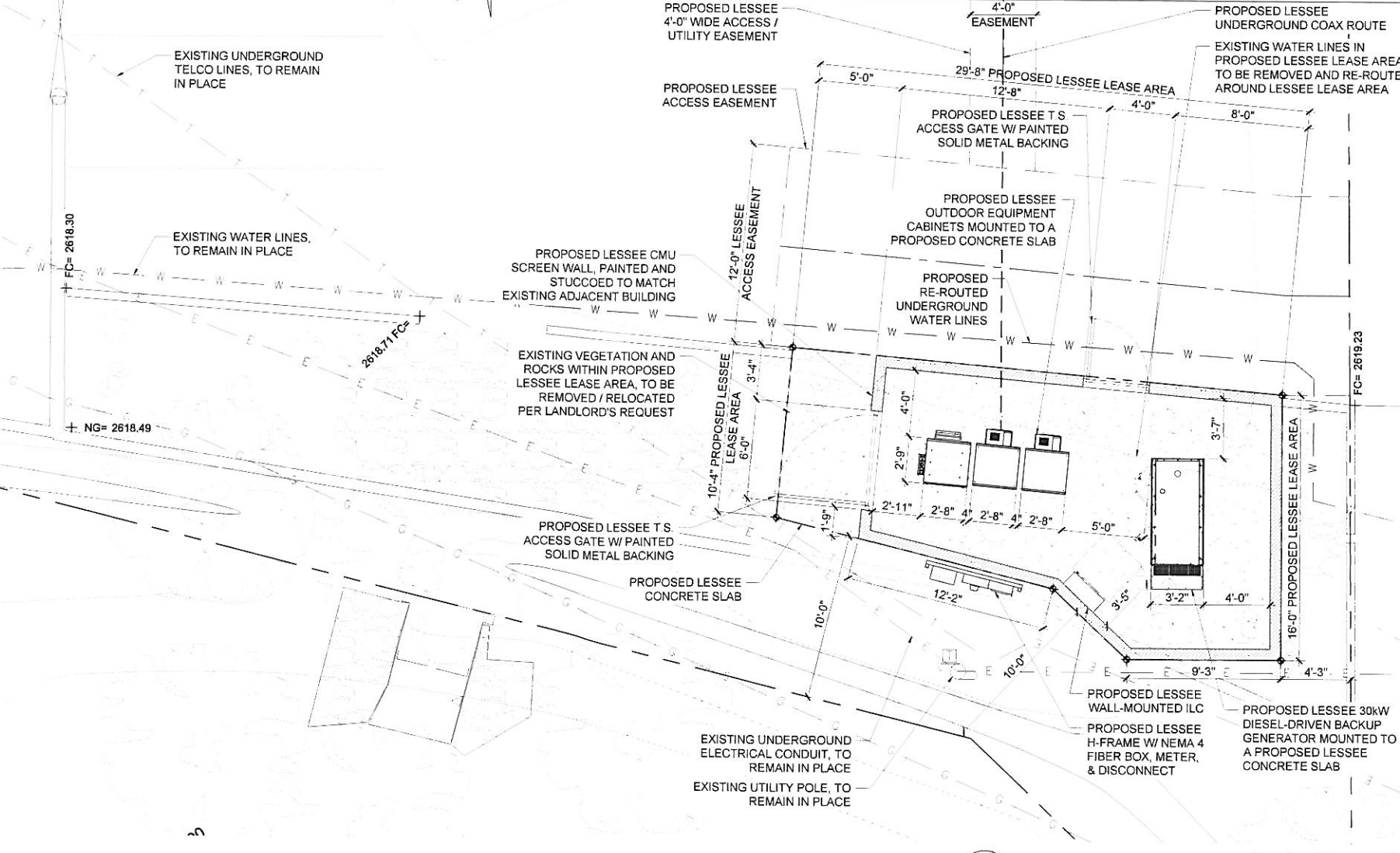
PROPOSED LESSEE RRH'S, MOUNTED
BEHIND LESSEE ANTENNAS @ ALL
POSITIONS, (4) RRH'S PER SECTOR,
TYP. @ (3) SECTORS



ANTENNA SPECIFICATIONS



NEW ANTENNA CONFIG.



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TEMPE, AZ 85283

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2 5/1/2015 SUBMITTAL

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PROJECT INFORMATION

TUC_HARRISPEED

1051 N. HARRISON ROAD
TUCSON, AZ 85726

SHEET TITLE

ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER

Z-2



Special Exception
Preliminary Development Plan

S.E. 15-93 Date 1/13/16

Planning & Development Services

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TEMPE, AZ 85283

INTERNAL REVIEW DATE

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RF SIGNATURE

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REAL ESTATE SIGNATURE

PLANS PREPARED BY

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NO.	DATE	DESCRIPTION
1	4/9/2015	PRELIMINARY REVIEW
2	5/1/2015	SUBMITTAL
3	2/6/2016	COMMENTS

ARCHITECTS JOB NO.

YDC-5921

PROJECT INFORMATION

TUC_HARRISPEED

1051 N. HARRISON ROAD
TUCSON, AZ 85726

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3

EXISTING LESSEE 34'-0"
HIGH WOOD UTILITY POLE,
TO REMAIN IN PLACE

PROPOSED LESSEE CMU SCREEN
WALL, PAINTED AND STUCCOED
TO MATCH ADJACENT BUILDING

PROPOSED LESSEE 30kW
DIESEL-DRIVEN BACKUP
GENERATOR MOUNTED TO A
PROPOSED CONCRETE SLAB

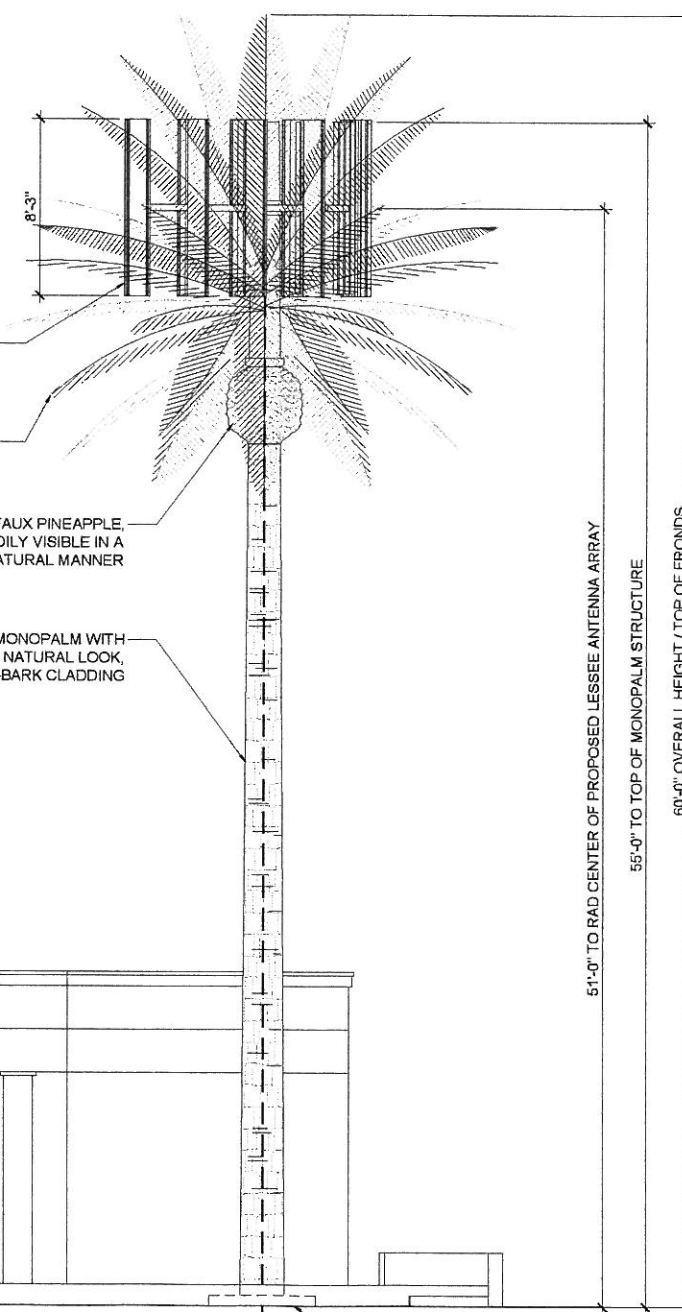
EXISTING 6'-0"
HIGH CMU SCREEN
WALL BEYOND

PROPOSED LESSEE ANTENNA
ARRAY MOUNTED TO PROPOSED
MONOPALM, PAINT ANTENNAS TO
MATCH FRONDS

PROPOSED PALM
FRONDS, PROVIDE A
MINIMUM OF 55 FRONDS

PROPOSED FAUX PINEAPPLE,
TO BE READILY VISIBLE IN A
NATURAL MANNER

NEW MONOPALM WITH
NATURAL LOOK,
FAUX-BARK CLADDING



51'-0" TO RAD CENTER OF PROPOSED LESSEE ANTENNA ARRAY
55'-0" TO TOP OF MONOPALM STRUCTURE
60'-0" OVERALL HEIGHT / TOP OF FRONDS

8'-4" CMU SCREEN WALL

7'-3" GENERATOR

EXISTING CMU
SCREEN WALL

GRADE AT PROPOSED
LESSEE MONOPALM
PROPOSED LESSEE
UNDERGROUND COAX ROUTE

1 NEW EAST ELEVATION
Z-3
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



Special Exception
Preliminary Development Plan
S.E. -15-93 Date 1/13/16
Planning & Development Services

CLIENT

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TEMPE, AZ 85283

INTERNAL REVIEW	DATE
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2	5/1/2015	SUBMITTAL
3	2/6/2016	COMMENTS

ARCHITECTS JOB NO.
YDC-5921

PROJECT INFORMATION

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1051 N. HARRISON ROAD
TUCSON, AZ 85726

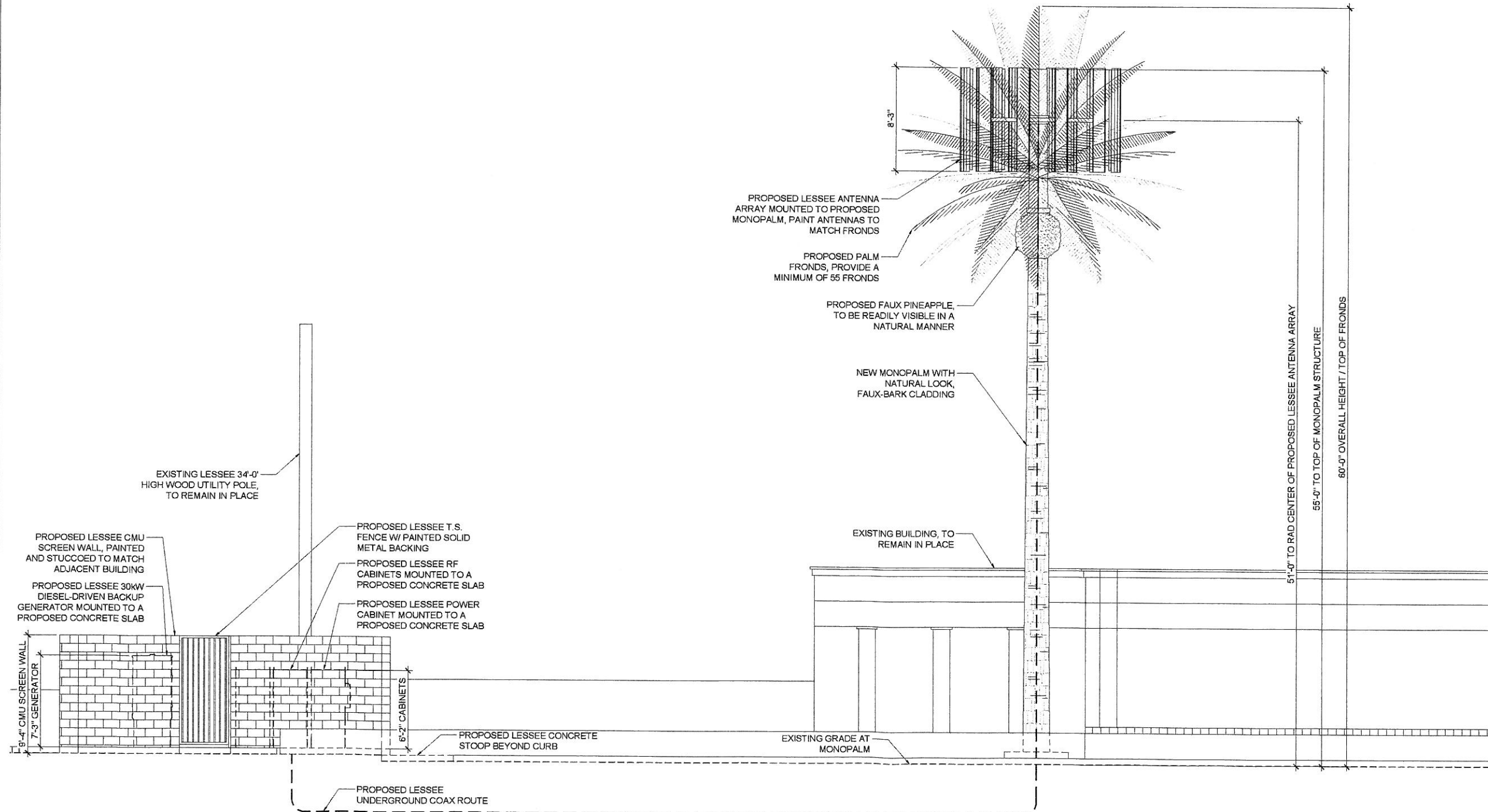
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-4



1 NEW NORTH ELEVATION
Z-4 SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"